

BILL NO. 93-93

COUNTY COUNCIL
OF
HARFORD COUNTY, MARYLAND

AS AMENDED

BILL NO. 93-93 (AS AMENDED)

Introduced by Council Members Pierno, Wagner and Heselton
and Council President Wilson

Legislative Day No. 93-34 Date December 21, 1993

AN ACT to add new Chapter 206, Real Estate, to the Harford County Code, as amended; to require that maps showing certain information relating to land use and zoning be displayed by real estate vendors; to require that the maps be displayed in certain places; to impose certain duties on the Department of Planning and Zoning in regard to the maps; to authorize the Department to charge a fee for the maps; to provide that this Act does not impose any affirmative disclosure requirements on real estate vendors, other than the requirement to display the maps; to impose a penalty for violations of this Act; and generally relating to land use and zoning information and maps.

By the Council, December 21, 1993

Introduced, read first time, ordered posted and public hearing scheduled
on: January 18, 1994
at: 6:30 p. m.

By Order: James D. Varmay, Acting Secretary

PUBLIC HEARING

Having been posted and notice of time and place of hearing and title of Bill having been published according to the Charter, a public hearing was held on January 18, 1994, and concluded on, February 1, 1994

James D. Varmay
Acting Secretary

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW. [Brackets] indicate matter deleted from existing law. Underlining indicates language added to Bill by amendment. Language lined through indicates matter stricken out of Bill by amendment.

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Section 1. Be It Enacted By The County Council of Harford County, Maryland, That new Chapter 206, Real Estate, be, and it is hereby, added to the Harford County Code, as amended, to read as follows:

CHAPTER 206. REAL ESTATE.

SECTION 206-1. DEFINITIONS.

A. IN THIS CHAPTER THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

B. "COMPREHENSIVE ZONING MAPS" MEANS THE ZONING MAPS ADOPTED FOLLOWING EACH PERIODIC COMPREHENSIVE ZONING REVIEW CONDUCTED BY THE COUNTY IN ACCORDANCE WITH §267-13 OF THIS CODE.

~~B-C.~~ "DEPARTMENT" MEANS THE DEPARTMENT OF PLANNING AND ZONING.

~~C-D.~~ "LAND USE MAP" MEANS A MULTI-COLORED MAP OF THE COUNTY MASTER LAND USE PLAN:

(1) PREPARED BY THE DEPARTMENT;

(2) SHOWING THE DEPARTMENT'S ADDRESS AND TELEPHONE NUMBER; AND

(3) MEASURING AT LEAST 36 INCHES BY 30 INCHES IN SIZE.

~~D-E.~~ "REAL ESTATE VENDOR" MEANS:

(1) A PERSON LICENSED AS A REAL ESTATE BROKER BY THE STATE REAL ESTATE COMMISSION; OR

(2) A HOME BUILDER IN THE INITIAL SALE OF A HOME CONSTRUCTED BY THE HOME BUILDER.

E-F. "ZONING MAP" MEANS A MAP PREPARED BY THE DEPARTMENT SHOWING THE ZONING CLASSIFICATIONS OF ALL REAL PROPERTY WITHIN A 1-MILE RADIUS OF THE BOUNDARIES OF THE SUBDIVISION FOR WHICH THE MAP IS PREPARED.

SECTION 206-2. DISPLAY OF ZONING MAP.

~~A. A REAL ESTATE VENDOR SHALL DISPLAY IN EACH SUBDIVISION IN WHICH IT SELLS LOTS OR DWELLING UNITS A COPY OF A ZONING MAP FOR THE SUBDIVISION.~~

~~B. THE REAL ESTATE VENDOR SHALL DISPLAY THE ZONING MAP CONSPICUOUSLY IN:~~

~~(1) EACH SALES OFFICE THE VENDOR MAINTAINS IN THE SUBDIVISION; AND~~

~~(2) EACH MODEL HOME THE VENDOR MAINTAINS IN THE SUBDIVISION.~~

A REAL ESTATE VENDOR SHALL DISPLAY, IN A CONSPICUOUS PLACE IN EACH SALES OFFICE THE VENDOR MAINTAINS IN A SUBDIVISION, A COPY OF A ZONING MAP FOR THAT SUBDIVISION.

SECTION 206-3. DISPLAY OF LAND USE MAP.

A. IN THIS SECTION, "REAL ESTATE VENDOR" DOES NOT INCLUDE A HOME BUILDER IN THE INITIAL SALE OF A HOME CONSTRUCTED BY THE HOME BUILDER.

B. A REAL ESTATE VENDOR SHALL DISPLAY A COPY OF THE COUNTY LAND USE MAP IN EACH SALES OFFICE THE VENDOR MAINTAINS IN THE COUNTY.

C. THE DEPARTMENT OF PLANNING AND ZONING SHALL:

(1) MAINTAIN A LIST OF THE NAME AND ADDRESS OF EACH VENDOR TO WHICH IT SELLS A COPY OF THE MAP;

(2) WITHIN 60 CALENDAR DAYS AFTER ADOPTION OF A NEW LAND USE PLAN, PRODUCE A MAP OF THE NEW LAND USE PLAN; AND

(3) WITHIN 90 CALENDAR DAYS AFTER ADOPTION OF A NEW LAND
USE PLAN, NOTIFY EACH VENDOR ON THE LIST THAT VENDORS MUST PURCHASE
A COPY OF THE NEW MAP.

SECTION 206-4. COPIES OF MAPS.

A. THE DEPARTMENT SHALL PROVIDE A REAL ESTATE VENDOR WITH A
COPY OF A MAP REQUIRED BY §206-2 OR §206-3 OF THIS CHAPTER WITHIN
21 CALENDAR DAYS AFTER THE VENDOR REQUESTS THE MAP, AND MAY CHARGE
THE VENDOR A FEE WHICH DOES NOT EXCEED THE DEPARTMENT'S COST TO
PRODUCE THE MAP.

B. EACH MAP THE DEPARTMENT PROVIDES TO A VENDOR SHALL INCLUDE
THE DEPARTMENT'S ADDRESS AND TELEPHONE NUMBER AND A STATEMENT THAT
THE DEPARTMENT CAN BE CONTACTED FOR ADDITIONAL INFORMATION ABOUT
THE MAP.

SECTION 206-5. MAPS TO BE FURNISHED TO LIBRARIES.

A. THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING
SHALL FURNISH A COPY OF THE COUNTY COMPREHENSIVE ZONING MAPS, THE
ZONING CODE, THE LAND USE PLAN, AND THE LAND USE MAP TO ALL
LIBRARIES IN THE COUNTY FOR USE AND REVIEW BY THE PUBLIC.

B. BY JANUARY 1 OF EACH YEAR, THE DIRECTOR SHALL PROVIDE TO
EACH LIBRARY AN UPDATED COPY OF EACH OF THE ITEMS REQUIRED BY THIS
SECTION.

SECTION ~~206-5~~ 206-6. DISCLOSURE.

EXCEPT FOR THE REQUIREMENT OF §§ 206-2 AND 206-3 OF THIS
CHAPTER TO DISPLAY ZONING AND LAND USE MAPS, THIS CHAPTER DOES NOT
IMPOSE ANY AFFIRMATIVE DISCLOSURE REQUIREMENTS ON A REAL ESTATE
VENDOR.

AS AMENDED

1 SECTION ~~206-6~~ 206-7. VIOLATIONS AND PENALTIES.

2 A PERSON WHO VIOLATES ANY PROVISION OF THIS CHAPTER IS SUBJECT
3 TO A CIVIL PENALTY OF \$250.

4 Section 2. And Be It Further Enacted, That this Act shall take
5 effect 60 calendar days from the date it becomes law.

6 EFFECTIVE: April 25, 1994
7
8

AS AMENDED

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HARFORD COUNTY BILL NO. 93-93 (as amended)(Brief Title) Display of Land Use Information

is herewith submitted to the County Council of Harford County for enrollment as being the text as finally passed.

CERTIFIED TRUE AND CORRECT

ENROLLED

James D. Vannoy
Acting Secretary
of the Council

James D. Vannoy
President of the Council

Date February 8, 1994Date February 8, 1994

BY THE COUNCIL

Read the third time.

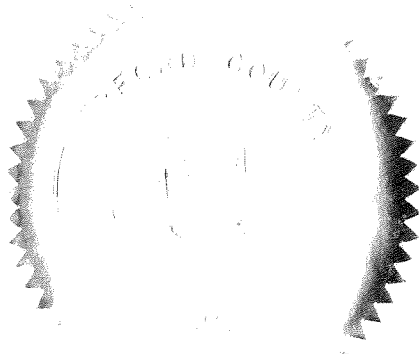
Passed: LSD 94-5 (February 8, 1994)

Failed of Passage: _____

By Order

James D. Vannoy
Acting Secretary

Sealed with the County Seal and presented to the County Executive for approval this 10th day of February, 1994 at 3:00 p. m.



James D. Vannoy
Acting Secretary

BY THE EXECUTIVE

Esther M. Rehmann
COUNTY EXECUTIVE

APPROVED: Date February 22, 1994

BY THE COUNCIL

This Bill (No. 93-93, as amended), having been approved by the Executive and returned to the Council, becomes law on February 22, 1994.

James D. Vannoy
Acting Secretary

EFFECTIVE DATE: April 25, 1994

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